007.0	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	881,100	/	881,100
USE VALUE:	881,100	/	881,100
ASSESSED:	881,100	/	881,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EGAN AUSTIN P
Owner 2:	MEISINGER KIRSTEN
Owner 3:	
Street 1:	160 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1966, having primarily Wood Shingle Exterior and 2247 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6507.000	383,300	5,600	492,200	881,100
Total Card	0.149	383,300	5,600	492,200	881,100
Total Parcel	0.149	383,300	5,600	492,200	881,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.12 | /Parcel: 392.12

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	383,300	5600	6,507.	492,200	881,100		Year end	12/23/2021
2021	101	FV	372,600	5600	6,507.	492,200	870,400		Year End Roll	12/10/2020
2020	101	FV	372,600	5600	6,507.	492,200	870,400	870,400	Year End Roll	12/18/2019
2019	101	FV	271,300	5900	6,507.	522,900	800,100	800,100	Year End Roll	1/3/2019
2018	101	FV	271,300	5900	6,507.	381,400	658,600	658,600	Year End Roll	12/20/2017
2017	101	FV	271,300	5900	6,507.	332,200	609,400	609,400	Year End Roll	1/3/2017
2016	101	FV	271,300	5900	6,507.	283,000	560,200	560,200	Year End	1/4/2016
2015	101	FV	264,500	6100	6,507.	276,800	547,400	547,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 683

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EGAN AUSTIN P,	45007-303		4/15/2005	Convenience		No	No		Corrective deed, correcting spelling of Eagan
HAGOPIAN HARRY	41535-535		12/1/2003		502,500	No	No		
HAGOPIAN HARRY	28720-552		6/17/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2021	1170	Solar Pa	24,300	C				
11/6/2015	1729	Re-Roof	6,070					
2/6/2014	97	Redo Bat	20,000	C				
6/23/2004	614	Addition	65,000	C		G6	GR FY06	9X16 KIT ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2019	Mail Update	MM	Mary M
11/3/2017	MEAS&NOTICE	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	345	PATRIOT
3/31/2005	Permit Visit	BR	B Rossignol
6/12/2004	MLS	HC	Helen Chinal
9/22/1999	Meas/Inspect	256	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6507		Sq. Ft.	Site		0	80.	0.95	1									492,169						492,200	

USER DEFINED

Prior Id # 1:	6353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 6353

GIS Ref:

GIS Ref:

Insp Date: 11/03/17

!683!

PRINT

Date	Time
12/29/21	18:52:07

LAST REV

Date	Time
10/27/21	14:16:11
danam	

Patriot Properties Inc.

Total AC/HA:	0.14938	Total SF/SM:	6507	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	492,169	Spl Credit		Total:	492,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.22345710
Const Adj.:	0.99841499
Adj $ / SQ:	171.013
Other Features:	98250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470918
Depreciation:	87591
Depreciated Total:	383328

COMMENTS

SCUTTLE. OF=2ND SINK IN MBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

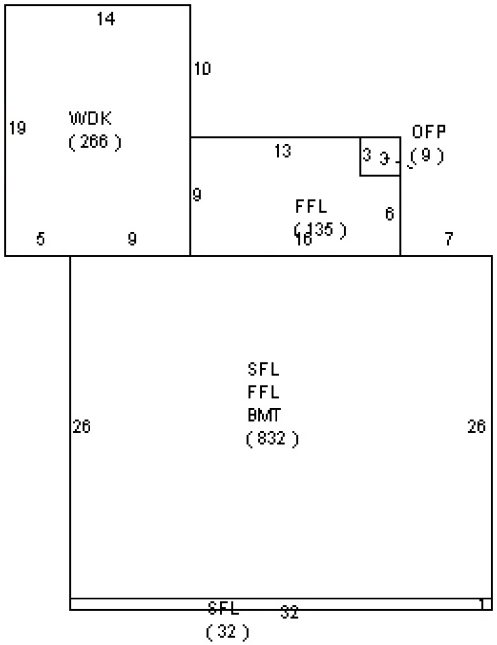
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.01
Special Features:	0	Val/Su Net:	130.46
Final Total:	383300	Val/Su SzAd	209.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	967	171.010	165,369
SFL	Second Floor	864	171.010	147,755
BMT	Basement	832	67.980	56,557
WDK	Deck	266	9.740	2,592
OFP	Open Porch	9	43.930	395

Net Sketched Area:	2,938	Total:	372,668
Size Ad	1831	Gross Area	2938	FinArea	2247
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	22X18	A	AV	1969	23.44	T	40	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600